

Cover Sheet for:

Site Plan 8-02014

Project Application

Site Plan Review

For M-NCPPC Staff Use Only			
Date Application & Fee Received	<u>10/12/2001</u> by <u>K. Han</u>	Site Plan File Number	8 - <u>02014</u>
SPR Fee (Attach Fee Worksheet)	<u>\$ 13728.00</u>	Final FCP Number	
Date Application Complete	<u>10/18/01</u> by <u>TBA</u>	NRI/FSD Number	<u>4-94102</u>
SPR Deadline		DRC Meeting Date	
		MCPB Hearing Date	

Proposed Site Plan Name (if amendment, use original site plan name) _____

Preliminary Plan Name CLARKSBURG TOWN CENTER

File Number 1 - 95042

Pre-Application Submission Name, if any _____

File Number 7 - _____

Project Plan Name, if applicable CLARKSBURG TOWN CENTER

File Number 9 - 94004

If previously approved Site Plan, _____

File Number 8 - _____

Planning Board Opinion Date ____ / ____ / ____

Status: _____ Void

_____ Extended to (date) ____ / ____ / ____

_____ Withdrawn

_____ Amended by this application

If no prior Preliminary Plan, check one of the following:

☐ Preliminary Plan currently being reviewed
 ☐ Lot already recorded

If Record Plat recorded, M-NCPPC Record Plat Number _____

Is this a loophole property? ☐ Yes ☒ No (Refer to MCC Bill #1-88, concerning a timely APF review prior to issuance of a Building Permit.)

Other previous or pending application information:

If schematic Development Plan as part of Local Map Amendment (59H2.4A)

Case Number G - _____ date granted ____ / ____ / ____

If approved Development Plan (59-D-1)

Case Number G - _____ date granted ____ / ____ / ____

If approved Project Plan (59-D-2)

File Number 9 - _____ date approved ____ / ____ / ____

If Special Exception/Variance

Case Number S - _____ or A - _____ date adopted ____ / ____ / ____

Tax Account Number 1. 160200028787 2. 160200026117 3. _____ 4. _____

Tax Map Page Number EW

Location:

(complete either A or B)

A. On _____, _____ feet _____ of _____
Street Name Distance N, E, S, W, etc. Street Name

B. SE _____ quadrant, intersection of PIEDMONT RD and CLARKSBURG RD
N, E, S, W, etc. Street Name Street Name

(complete either C or D)

C. On _____, _____ feet _____ of _____
Street Name N, E, S, W, etc. Street Name

D. _____ quadrant, intersection of _____ and _____
N, E, S, W, etc. Street Name Street Name

Planning Area Number 13

Site Plan Review Application

Site Area:

Gross area of Site Plan	<u>103.84</u>	ac.	<u>4,523,270</u>	s.f.
Area dedicated to Public Use	<u>47.57</u>	ac.	<u>2,072,241</u>	s.f.
Total net area of Site Plan		ac.		s.f.
Area by Zone: Zone 1: <u>RMX-2</u>	<u>103.84</u>	ac.	<u>4,523,271</u>	s.f.
Zone 2: _____		ac.		s.f.
Zone 3: _____		ac.		s.f.

Incorporated Municipality or Special Taxing District, if applicable _____

Is site in the Locational Atlas and Index of Historic Sites? ☐ Yes ☒ No

Is site on the Master Plan for Historic Preservation? ☐ Yes ☒ No

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
One-family detached	<u>148</u>	Commercial Office	_____
One-family semi-detached	_____	Commercial Retail	_____
One-family attached	_____	Industrial	_____
Townhouses	<u>194</u>	Other _____	_____
Duplex	_____	Other _____	_____
Triplex	_____	Other _____	_____
Multi-family	<u>142</u>	Other _____	_____
Total proposed	<u>484</u>	Other _____	_____
Included MPDUs	<u>44</u>	Other _____	_____
Included TDRs	_____	Total Proposed	_____
Existing dwelling units to remain	_____	Existing to remain	_____

Method of Development: ☐ Standard ☐ Cluster ☒ MPDU ☐ TDR ☐ _____
Other Optional Method

Requested Waivers: (if any)

59-E (Parking Ordinance) _____

 Other _____

Site Plan Review Application

Application Information:

1. Applicant (Owner or Contract Purchaser)

TERRABROOKE CLARKSBURG LLC JIM RICHMOND
 Name Contact Person
 1 PIEDMONT ROAD
 Street Address
 CLARKSBURG, MD 20871-0287
 City State Zip Code
 () (301) 540-9765
 Phone Number Fax Number

2. Developer (if different from Applicant above)

Name Contact Person
 Street Address
 City State Zip Code
 () ()
 Phone Number Fax Number

3. Engineer

CHARLES P. JOHNSON AND ASSOCIATES LES POWELL
 Name Contact Person
 1751 ELTON ROAD
 Street Address
 SILVER SPRING, MD 20903
 City State Zip Code
 (301) 434-7000 (301) 434-9394
 Phone Number Fax Number

4. Architect

Name Contact Person
 Street Address
 City State Zip Code
 () ()
 Phone Number Fax Number

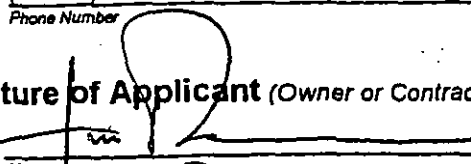
5. Landscape Architect

LAND DESIGN INC. KEVIN TANKERSLY
 Name Contact Person
 1414 PRINCE STREET, SUITE 400
 Street Address
 ALEXANDRIA, VA 22314-2815
 City State Zip Code
 (703) 549-7784 (703) 549-4984
 Phone Number Fax Number

6. Attorney

LINOWES & BLOCHER STEVE KAUFFMAN
 Name Contact Person
 1010 WAYNE AVENUE
 Street Address
 SILVER SPRING MD 20910
 City State Zip Code
 () (301) 495-9044
 Phone Number Fax Number

Signature of Applicant (Owner or Contract Purchaser)


 Signature
 Jim Richmond
 Name (Type or Print)

9/14/01
 Date

Site Plan Review

Checklist

An application will not be accepted for processing until all required information and fees have been provided.

1. Complete application form
2. Copy of proposed or approved Preliminary Plan and its opinion (59-D-3.21) and Certified Development Plan, if applicable
3. Government agency agreement or equivalent, (59-D-3.21), if applicable
4. Executed covenants for Optional Method Zoning Application (59-H-2.4A), if applicable
5. General area Vicinity Map, at 1" = 2,000' (shown on Site Plan)
6. Local Vicinity Map, at 1" = 200', showing area within 1,000' of site
7. Copy of approved Natural Resources Inventory/Forest Stand Delineation
8. Drawing titled "Site and Adjacent Area" (within approximately 200 feet), showing:
 - a. Topography at two-foot contour intervals, including landfills
 - b. All existing buildings and structures
 - c. Highways, streets, and private roads including center lines, pavement widths, grades, medium breaks, and curb cuts
 - d. Master-planned ROWs and easements affecting the site
 - e. Any natural features, e.g. rock outcroppings or scenic views not included in the NRI/FSD
9. Plan of proposed development titled "Site Plan", at 1" = 30', showing the following (unless waived by the Planning Director at time of application as being unnecessary because of the limited scope of the proposal) and addressing all conditions of prior approvals:
 - a. The location, height, ground coverage and use of all structures
 - b. For each residential building, the number and type of dwelling units, classified by the number of bedrooms, and the Gross Floor Area, if any, to be used for commercial purposes
 - c. The Gross Floor Area of all non-residential buildings and the proposed use of each
 - d. The location of all green areas, including recreational areas, natural feature preservation areas, community open space areas, and other open spaces
 - e. Recreation facilities and computations in tabular form, including off-site facilities for which credit is sought
 - f. Calculations of building coverage, impervious area, density, green area, parking spaces, and areas of land uses to show compliance with zone
 - g. The location of all public schools, parks, and other community recreational facilities, indicating the location and use of all land to be dedicated to public use
 - h. The location and dimensions of all roads, streets, driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements, pedestrian walks, bike and sidewalk connections to off-site network, proposed road sections for stream crossings including conveyance through section

No. Copies	Engineer/Surveyor	M-NCPPC Staff
20	Submitted or N/A	Accepted or Not Accepted
1		✓
1		
1		
1		✓
1		✓
2		✓
1	need *	
		NA
35		✓
		✓
		✓
		N/A
		✓
		✓
		✓
		later
		✓

Site Plan Review

Checklist

- i. A grading plan
- j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing
- k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable
- l. TDR calculations, if applicable
10. A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan
11. An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics ..
12. A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan
13. List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements
14. Site Plan Enforcement Agreement and HOA documents, if applicable ...
15. Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability
16. Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance
17. Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter ..
18. Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing
19. Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing
20. Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff

No. Copies	Engineer/Surveyor	M-NCPPC Staff
		✓
12		PUE ✓
		✓
		N/A
12		✓
12		✓
1		Later done
		✓
1		Later
2		Later
3		✓
3		Need *
3		✓
3		✓
1		Later

Site Plan Review

Checklist

POST-APPROVAL SUBMISSION

The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.

1. Site development and grading plan (signed)
2. Landscape and lighting plan (signed)
3. Architectural plans, including FAR calculations, if required
4. Structure parking plans, if required
5. Phasing plan, where required
6. Site Plan Enforcement Agreement (original signature)
7. Development Plan
8. Homeowner association documents (final draft)
9. Copy of engineer's certificate for design of private streets, if required
10. Other agreements (original signature)

No. Copies	Engineer/Surveyor	M-NCPPC Staff
3		
3		
1		
1		
1		
1		
2		
1		
1		
2		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Engineer/Surveyor Signature

Signature

Name (Type or Print)

Date

9/25/01

[Signature]
[Signature]